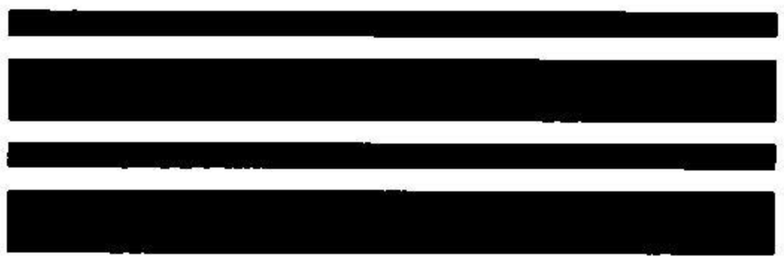
Not For Legal Use



Not For Legal Use

Not For Legal Use

SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE

Type of Instrument: DEEDS/DDD
Number of Pages: 4
TRANSFER TAX NUMBER: 02-41701

Recorded: 06/02/2003
At: 11:58:14 AM
LIBER: D00012254
PAGE: 176

Not For Legal Use

District:	Section:	Block:	Lot:
0200	938.00	02.00	023.000

Not For Legal Use

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: $98,882.47

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	$12.00	NO	Handling	$5.00	NO
COE	$5.00	NO	NYS SURCHG	$15.00	NO
EA-CTY	$5.00	NO	EA-STATE	$25.00	NO
TP-584	$5.00	NO	Cert.Copies	$0.00	NO
RPT	$30.00	NO	SCTM	$0.00	NO
Transfer tax	$396.00	NO			

Fees Paid $498.00

TRANSFER TAX NUMBER: 02-41701

THIS PAGE IS A PART OF THE INSTRUMENT

Edward P.Romaine
County Clerk, Suffolk County

Not For Legal Use

1 | 2 | 3

Number of pages 4

TORRENS

Serial # _____

Certificate # _____

Prior Ctf. # _____

RECORDED
2003 Jun 02 11:58:14 AM
Edward P.Romaine
CLERK OF
SUFFOLK COUNTY
L D00012254
P 176
DT# 02-41701

Deed / Mortgage Instrument	Deed / Mortgage Tax Stamp	Recording / Filing Stamps

4 FEES

Page / Filing Fee 5

Handling _____ ___

TP-584 _____ ___

Notation _____

EA-52 17 (County) _____ ___ Sub Total _____

EA-5217 (State) _____ ___

R.P.T.S.A. 30 —

Comm. of Ed. 5 00

Affidavit _____ ___

Certified Copy _____ ___

Reg. Copy _____ ___

Other _____ ___

Sub Total _____

GRAND TOTAL 102 mc

Mortgage Amt. _____ ___

1. Basic Tax _____ ___

2. Additional Tax _____ ___

Sub Total _____ ___

Spec./Assit.
Or
Spec. /Add. _____ ___

TOT. MTG. TAX _____ ___

Dual Town _____ Dual County _____

Held for Apportionment _____

Transfer Tax 396 —

Mansion Tax _____ ___

The property covered by this mortgage is or will be improved by a one or two family dwelling only.

YES _____ or NO _____

If NO, see appropriate tax clause on page # _____ of this instrument. 98,882.47

5 Real Property Tax Service Agency Verification

	Dist.	Section	Block	Lot
Stamp	C	0200	93800	0200	023000
Date	03020424			
Initials	PTS RDTY A 30-MAY-03			

6 Community Preservation Fund

Consideration Amount $ _____

CPF Tax Due $ ___ ___

Improved _____

Vacant Land _____

TD _____

TD _____

TD _____

7 Satisfactions/Discharges/Releases List Property Owners Mailing Address

RECORD & RETURN TO:

Esaken + Frenkel, LLP
63 East Main St.
Bay Shore, NY
11706

8 Title Company Information

Co. Name Allstate Abstract

Title # Esaken # 11708

9 Suffolk County Recording & Endorsement Page

This page forms part of the attached Referee's Deed made by:

(SPECIFY TYPE OF INSTRUMENT)

Edward Hennessey Esq

TO

Standard Federal Bank

The premises herein is situated in
SUFFOLK COUNTY, NEW YORK.

In the Township of Brookhaven

In the VILLAGE
or HAMLET of _____

BOXES 5 THRU 9 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

(OVER)

Not For Legal Use

IMPORTANT NOTICE

Not For Legal Use

If the document you've just recorded is your **SATISFACTION OF MORTGAGE**, please be aware of the following:

Not For Legal Use

If a portion of your monthly mortgage payment included your property taxes. *you will now need to contact your local Town Tax Receiver so that you may be billed directly for all future property tax statements.

Local property taxes are payable twice a year: on or before January 10th and on or before May 31st. Failure to make payments in a timely fashion could result in a penalty.

Please contact your local Town Tax Receiver with any questions regarding property tax payment.

Not For Legal Use

Babylon Town Receiver of Taxes
200 East Sunrise Highway
North Lindenhurst, N.Y. 11757
(631) 957-3000

Riverhead Town Receiver of Taxes
200 Howell Avenue
Riverhead, N.Y. 11901
(631) 727-3200

Not For Legal Use

Brookhaven Town Receiver of Taxes
250 East Main Street
Port Jefferson, N.Y. 11777
(631) 443-9236

Shelter Island Town Receiver of Taxes
Shelter Island Town Hall
Shelter Island, N.Y. 11964
(631) 749-3338

Not For Legal Use

East Hampton Town Receiver of Taxes
300 Pantigo Place
East Hampton, N.Y. 11937
(631) 324-2770

Smithtown Town Receiver of Taxes
99 West Main Street
Smithtown, N.Y. 11787
(631) 360-7610

Huntington Town Receiver of Taxes
100 Main Street
Huntington, N.Y. 11743
(631) 351-3217

Southampton Town Receiver of Taxes
116 Hampton Road
Southampton, N.Y. 11968
(631) 283-6514

Islip Town Receiver of Taxes
40 Nassau Avenue
Islip, N.Y. 11751
(631) 224-5580

Southold Town Receiver of Taxes
53095 Main Street
Southold, N.Y. 11971
(631) 765-1803

Sincerely,

Edward P. Romaine

Edward P. Romaine
Suffolk County Clerk

dw
2/99

12-0104: 09/01cg

Not For Legal Use

Record and return to:
ESCHEN & FRENKEL, LLP
93 East Main Street
Bay Shore, New York 11706
Our File No. F1708-AMI

Not For Legal Use

County: Suffolk
Section: 938.00
Block: 02.00
Lot: 023.000, District 0200
Street Address: 65 Strafford Street, Mastic, NY 11950

Not For Legal Use

REFEREE'S DEED

THIS DEED, made the 17 day of May, 2003 between Edward Hennessey, Esq. having an address at 1235 Montauk Highway Mastic, NY 11950, the Referee duly appointed in the action hereinafter mentioned ("Grantor"), and Standard Federal Bank, ("Grantee"), located at 7159 Corklan Drive, Jacksonville, FL 32258.

Not For Legal Use

WITNESSETH, that Grantor, the Referee appointed in an action by Standard Federal Bank, against Timothy O'Freeman, as defendant foreclosing a Mortgage recorded on April 15, 1998, in the office of the Clerk of the County of Suffolk in Liber 19324 at Page 882, pursuant to a Judgment of Foreclosure and Sale entered by the Supreme Court of the State of New York, Suffolk County, on February 9, 2001, and in consideration of Five hundred dollars and 00 cents Dollars ($ 500.00)bid by the plaintiff, being the highest sum bid at the sale under said judgment, does hereby grant and convey unto Grantee and the heirs, executors, administrators, successors and assigns of Grantee forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in New York, the County of Suffolk, and the State of New York, being more particularly described in Exhibit A attached hereto and made a part hereof,

TOGETHER with the appurtenances and all the estate and rights of grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto Grantee and the heirs, executors, administrators, successors and assigns of Grantee forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement

Not For Legal Use

before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF Grantor has duly executed this deed on the date first above written.

Not For Legal Use

Edward Hennessey, Esq., Referee

Not For Legal Use

EXHIBIT A
Property Description

65 Strafford Street, Mastic, NY 11950

Not For Legal Use

SEE ATTACHED

Not For Legal Use

STATE OF NEW YORK)
) SS.:
COUNTY OF SUFFOLK)

On the 17 day of March, in the year 2003, before me, the undersigned, a notary public in and for said state, personally appeared Edward Hennessey, Esq., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

ANGELINA DAILY
Notary Public, State of New York
No. 4928433
Qualified in Suffolk County
Commission Expires April 18, 2006

Not For Legal Use

NATIONWIDE TITLE SERVICES

TITLE NO. FC00-2629

Not For Legal Use

SCHEDULE A

LEGAL DESCRIPTION

Not For Legal Use

ALL that certain plot, piece or parcel of land, situate, lying and being at Mastic in the Township of Brookhaven, County of Suffolk and State of New York, known and designated as Lot No. 2594 as shown on a certain map entitled, 'Map of Mastic Acres, Unit 5" made by Peter J. Van Weele, Surveyor, Oakdale, New York, dated September 21, 1945, and filed in the Office of the Clerk of the County of Suffolk on January 9, 1946, as Map No. 1465, and being more particularly bounded and described as follows:

Not For Legal Use

BEGINNING at a point on the easterly side of Strafford Street, (50 feet wide) distant 518.37 feet northerly from the corner formed by the intersection of the easterly side of Strafford Street with the northerly side of Meadowmere Avenue;

Not For Legal Use

RUNNING THENCE along the easterly side of Strafford Street, North 1 degree 52 minutes 10 seconds East, 67.00 feet;

THENCE South 88 degrees 07 minutes 50 seconds East, 162.50 feet;

THENCE South 1 degree 52 minutes 10 seconds West, 67.00 feet;

THENCE North 88 degrees 07 minutes 50 seconds West, 162.50 feet to the easterly side of Strafford Street, at the point or place of BEGINNING.

FOR INFORMATION ONLY: District: 0200 Section: 938.00 Block: 02.00 Lot: 023.000
Premises also known as: 65 Strafford Street
Mastic, New York 11950